

DATE SUBMITTED: May 21, 1987

PERMIT # 27948

FEE 25-LE

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 200 W. GRAND AVE.

SQ. FT. OF BLDG: 13,200-

SUBDIVISION: _____

SQ. FT. OF LOT: 99,000-

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 0-

TAX SCHEDULE NUMBER:
2945 - 151 - 00 - 092

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: JAMES HOLMES

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 200 W. GRAND AVE

RETAIL SALES

PHONE: 242-2818

DESCRIPTION OF WORK AND INTENDED USE:
NEW BUILDING

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: T-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 55 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 65

CENSUS TRACT #: 9

PARKING SPACES REQ'D: 80

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING: AS PER APPROVED plan and special condition

SPECIAL CONDITIONS: EXACT LOCATION OF LANDSCAPED AREAS WILL BE DETERMINED BY SITE VISIT AFTER EXISTING BUILDING REMOVED.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: May 21, 1987

APPROVED BY: [Signature]

[Signature]
SIGNATURE